

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



6 Helen Street, Forfar, DD8 2HW

- **Extended Terraced Villa**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **Dining Room/ Bedroom 4**
- **3 / 4 Bedrooms**
- **Gas Central Heating**
- **Double Glazing, EPC D**
- **Gardens & Summerhouse**

FIXED PRICE £165,000 (HR Value 170K)

This deceptively spacious extended terraced villa is situated in a popular residential location within convenient distance of the town centre and all local amenities and services including shops, schools, supermarkets, and public transport.

The property was constructed circa 1900 and has been extended to provide spacious family accommodation over two floors.

The subjects benefit from gas fired central heating, double glazing, a fitted kitchen, four piece bathroom, and a large dining room which could be used as a fourth bedroom at ground floor level if required.

Externally there is garden to front and enclosed garden to rear with timber shed, summerhouse, planting borders and vegetable garden.

This property must be viewed to fully appreciate the spacious nature of home being offered for sale.

Entrance Hallway: Wooden exterior door. Staircase to upper floor accommodation.

Lounge: Approx. 4m x 5.33m. An excellent size public room. Double glazed window to front. Deep window display shelf. Feature fireplace with tiled hearth and living flame gas fire.



Rear Vestibule:

Exterior door to rear garden and leads to kitchen and bathroom.

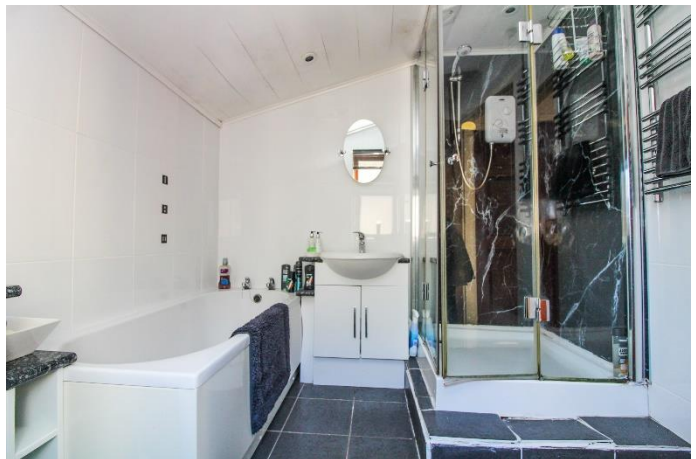
Kitchen:

Approx. 3.7m x 2.7m. Fitted with a range of modern floor, wall, and drawer units. Integral double oven and hob. Plumbed for washing machine. Tiled to splash back. Double glazed windows enjoying outlook over the rear garden and towards Lawson Memorial.



Bathroom:

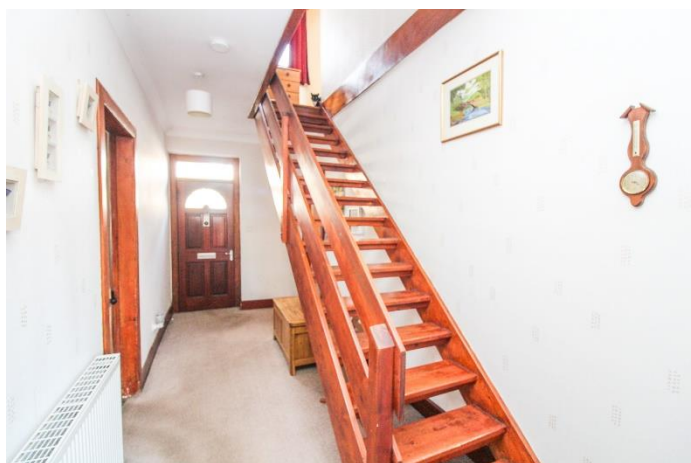
Approx. 2.5m x 2.46m. Modern four piece white suite comprising WC, wash hand basin and bath. Shower cubicle with wet wall. Part tiled. Double glazed frosted window to side. Chrome heated ladder style towel rail.



Dining Room / Bedroom 4:

Approx. 3.2m x 5.2m. An excellent size public room. Previously used by the present owners as a dining room, but equally will make a spacious double bedroom at ground floor level. Feature open fireplace with tiled surround. Double glazed window to front with storage cupboard below.





Upper Floor Accommodation:

Upper Floor Landing: Double glazed window to front.

Bedroom 1: Approx. 4m x 2.8m. Double bedroom. Double glazed windows with rooftop views towards Lowson Memorial and countryside beyond. Three door triple fitted wardrobe.



Bedroom 2: Approx. 4.12m x 3m. Another spacious double bedroom, again with the views to rear. Double fitted wardrobe, and further fitted wardrobe.



Bedroom 3:

Approx. 3m x 2.2m. A good size single bedroom. Double glazed window to front. Linen cupboard housing central heating boiler. Large, shelved storage cupboard.



GROUND FLOOR
66.5 sq.m. approx.



1ST FLOOR
44.9 sq.m. approx.



TOTAL FLOOR AREA: 111.4 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Outside:

The front garden is bounded by a low level stone built wall and laid out in planting shrub borders. The rear garden is bounded by stone built walls and timber fencing and has a range of planting borders, vegetable garden, and mature shrubs and herbaceous borders. Patio area. Corner summer house.



Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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